

**CHADDS FORD TOWNSHIP
PLANNING COMMISSION
July 30, 2003**

M I N U T E S

The Planning Commission of Chadds Ford Township met in the Township Building on Wednesday, July 30, 2003. Present were Chairman William J. Taylor, Vice-Chairman Maurice Todd, Jim Reamer, Fred Reiter and Anthony Cutrona. Also in attendance were James P. Kelly for James C. Kelly, Township Engineer, and Maryann D. Furlong, Township Secretary. The meeting was called to order at 7:35 PM.

APPROVAL OF MINUTES OF June 25, 2003

Upon motion and second (Cutrona, Todd), the minutes of the June 25, 2003 meeting of the Planning Commission were unanimously approved.

PUBLIC COMMENT

No comments were offered.

SOVEREIGN BANK – MARSHALL ROAD & ROUTE 202

Sketch Plan Presentation

Michael Lyons, Esquire and Tim Smith, Chester County Renovations, were present on behalf of Sovereign Bank. The applicant had presented an informal proposal for the construction of a Sovereign Bank branch to the Board of Supervisors at the July 2nd meeting and a subsequent meeting had been held with Ms. Love D'Elia and Township Engineer James C. Kelly. The plan being presented tonight was essentially the same plan that had been previously presented, except for the turn lane on Marshall Road and the elimination of access to the proposed bank from Route 202.

Mr. Taylor voiced concern over possible obstruction of sight lines with proposed landscaping, but Mr. Smith responded that shrubbery will be kept low in order to avoid the problem. Mr. Todd questioned signage placement and was told that the one large proposed sign would also be placed out of sight lines.

Traffic patterns were discussed with Planning Commission members being

told that traffic will enter from Marshall Road and exit the same way. Drive through traffic will be signed to go to the back of the building to access drive through windows. Mr. Reiter questioned the placement and number of handicapped parking spaces and was told that one handicapped parking spot will be marked in the front of the building.

Mr. Kelly questioned the number of parking spaces, counting 26 on the plan instead of the required 28. Mr. Smith will check and advise. Mr. Kelly further

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questioned sewage and stormwater drainage. Mr. Smith indicated that the connection with Springhill Farm WWTP would be continued and indicated that he is working with PennDOT regarding stormwater drainage.

The applicant will take all comments under advisement.

FISHER CARPET ONE - FINAL PLAN REVIEW

Thomas Schocklin, PE, and Michael Lyons, Esquire, presented for the applicant, Fisher Carpet One. Final subdivision plans dated May 6, 2003 had been submitted to the Township. Mr. Schocklin had addressed outstanding issues as noted in the letter of Kelly Engineers dated June 4, 2003 via response letter dated June 27, 2003. The Township had not been copied. Remaining issues are Planning Module approval from DEP and a PennDOT highway occupancy permit. A letter from the Township will be necessary for the latter. Changes to the plan had been made pursuant to comments of the Concordville Fire Marshall.

Mr. Taylor responded to concerns of Mr. and Mrs. George Thomas, 201 Oakland Road, regarding steps being taken to prevent cut through traffic between Route 202 and Oakland Road. The installation of speed bumps and signage has been suggested.

Mr. Lyons asked Planning Commission members to approve the land

development plan with the appropriate conditions.

**MOTION TO APPROVE FINAL LAND DEVELOPMENT APPLICATION –
FISHER CARPET ONE**

Upon motion and second (Reiter, Cutrona), members of the Planning Commission granted final approval of the Final Land Development plan of Fisher Carpet One pending approval of the Conditional Use issue by the Board of Supervisors and also pending final engineering review approval.

ENZO'S SOUTH PRELIMINARY/FINAL SUBDIVISION APPLICATION

Ted Jasinski, AIA, of Vollmer Associates, presented for the applicant, Andy Varriale. Mr. Jasinski reviewed outstanding issues.

The applicant had determined that the number of seats in any proposed restaurant would be no more than ninety (90) and a comment indicating same had been added to the plans.

Mr. Jasinski had met with Fred Fields, Fire Marshall of Concordville Fire Company. Mr. Fields was concerned about turning radii for their large fire truck,

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Tower 59. Three turning plans had been drafted, resulting in three radii being increased to 35 feet. Locations for the sprinkler room and fire hydrant had been determined, with Chester Water Authority suggesting a site for water access. Additional issues had been reviewed and resolved with the Fire Marshall and a copy of the minutes of that meeting will be submitted to the Fire Company for their files.

Questions regarding stormwater had been resolved except for the freeboard issue. Mr. Kelly suggested regrading the basin and providing two feet of freeboard in order to comply with Township ordinances. Mr. Jasinski agreed to do so.

The applicant had met with a representative of the Delaware County Conservation District and was waiting approval of the plan.

Grease traps will be in floor and all necessary permits, etc., will be submitted to Richard Jensen for review.

The only other outstanding issue was the highway occupancy permit, with Township policy being that a letter to PennDOT will not be issued until preliminary approval is obtained.

MOTION TO APPROVE PRELIMINARY/FINAL LAND DEVELOPMENT PLANS – ENZO’S SOUTH

Upon motion and second (Reamer, Todd), Planning Commission members unanimously approved Preliminary/Final Land Development plans for Enzo’s – South, conditioned upon the plans being revised to show grading for two foot freeboard on the retention basin; obtaining a waiver for an Environmental Impact Assessment, and obtaining the HOP permit from PennDOT.

NEW HORIZONS FELLOWSHIP CHURCH – LAND DEVELOPMENT APPLICATION – First Presentation

Michael Lyons, Esquire, Peter Goldring, PE and Jonathan Sutton, AIA, were present on behalf of the applicant New Horizons Church, 1392 Baltimore Pike. Mr. Goldring responded to comments contained in Kelly Engineer’s review letter of June 24, 2003, via response letter dated July 19, 2003.

Mr. Sutton reviewed plans for Phase I and Phase II development. Various topics were addressed, among them the following:

- Considering one hundred year floodplain requirements, it is being proposed that the roadways be gravel and walkways flagstone in order to make them permeable, with the exception of handicapped areas.
- The existing meadow will remain as is, with mowing only once a year. Seven trees are to be removed, with locust trees to shade the parking areas and the two structures.
- Phase One will include the building of both retention basins and all parking lots.
- Phase Two is expected to start within the next several years.
- Timber bumpers will be used to delineate parking spaces.
- The elevation of the church building and the impact to Harvey Run was discussed.
- The retention basins will release water at approximately the same runoff rate as currently exists into Harvey Run. Mr. Hutton suggested that the situation should actually improve.
- Proximity of the driveway to that of the Chadds Ford Tavern was reviewed.

Mr. Todd questioned whether or not the Church is trying to be visible from Route 1. Mr. Sutton responded that the Church would prefer to provide buffering for both buildings by protecting most of the existing trees, even in the retention basin. Reverend Pierce suggested that the plans have been designed in an attempt to meld new structures into the existing landscape.

There was discussion of the proposed sewage system and the location of a proposed well. The septic system would be installed during Phase One for both buildings. Testing will be done in several fields to provide a replacement site, if ever necessary.

Mr. Lyons will make application to the Zoning Hearing Board for special use. He will also suggest that the plans be revised to ask for a waiver so that the Church may ask for Preliminary/Final approval in order to expedite matters.

MOTION TO ADJOURN

There being no further business, the meeting was adjourned at 9:38 PM.

Respectfully submitted,

MARYANN D. FURLONG
Planning Commission Secretary